021.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,027,400	/	1,027,400
USE VALUE:	1,027,400	/	1,027,400
ASSESSED:	1,027,400	/	1,027,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		VILLAGE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCANN TIMOTHY M
Owner 2:	
Owner 3:	
Street 1:	7 VILLAGE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAIGHT JAMES C/ ESTATE -
Owner 2:	-
Street 1:	7 VILLAGE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,403 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 2578 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9403.000	490,300		537,100	1,027,400
Total Card	0.216	490,300		537,100	1,027,400
Total Parcel	0.216	490,300		537,100	1,027,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.53 | /Parcel: 398.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	14308
GIS Ref	
GIS Ref	
Insp Date	04/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 021.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	490,300	0	9,403.	537,100	1,027,400	1,027,400	Year End Roll	12/18/2019
2019	101	FV	388,700	0	9,403.	695,100	1,083,800	1,083,800	Year End Roll	1/3/2019
2018	101	FV	388,700	0	9,403.	442,300	831,000	831,000	Year End Roll	12/20/2017
2017	101	FV	388,700	0	9,403.	404,400	793,100	793,100	Year End Roll	1/3/2017
2016	101	FV	388,700	0	9,403.	328,600	717,300	717,300	Year End	1/4/2016
2015	101	FV	379,200	0	9,403.	328,600	707,800	707,800	Year End Roll	12/11/2014
2014	101	FV	379,200	0	9,403.	299,500	678,700	678,700	Year End Roll	12/16/2013
2013	101	FV	379,200	0	9,403.	285,000	664,200	664,200		12/13/2012

!1816!

PRINT

Date	Time
12/10/20	17:22:29

LAST REV

Date	Time
10/29/20	09:57:29
danam	
1816	

USER DEFINED

Prior Id # 1:	14308
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAIGHT JAMES C/	73886-79	1	12/23/2019	Estate/Div	835,000	No	No		
HAIGHT HELEN T	47246-375		4/7/2006	Family	1	No	No		James C Haight dod 4/20/2018
	13128-303		1/19/1977			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	897	New Wind	41,750	C				
6/1/2020	507	Att. Gar	59,000	O				
4/23/2019	541	New Wind	7,480	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	JO	Jenny O
4/5/2018	MEAS&NOTICE	BS	Barbara S
5/11/2009	Measured	372	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9403		Sq. Ft.	Site		0	85.	0.67	2			Med. Tr	-10					537,102						537,100	

Total AC/HA: 0.21586 | Total SF/SM: 9403 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 537,102 | Spl Credit | Total: 537,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05729246
Const Adj.:	1.05018592
Adj $ / SQ:	138.794
Other Features:	102500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	710530
Depreciation:	220264
Depreciated Total:	490266

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	3	HB						

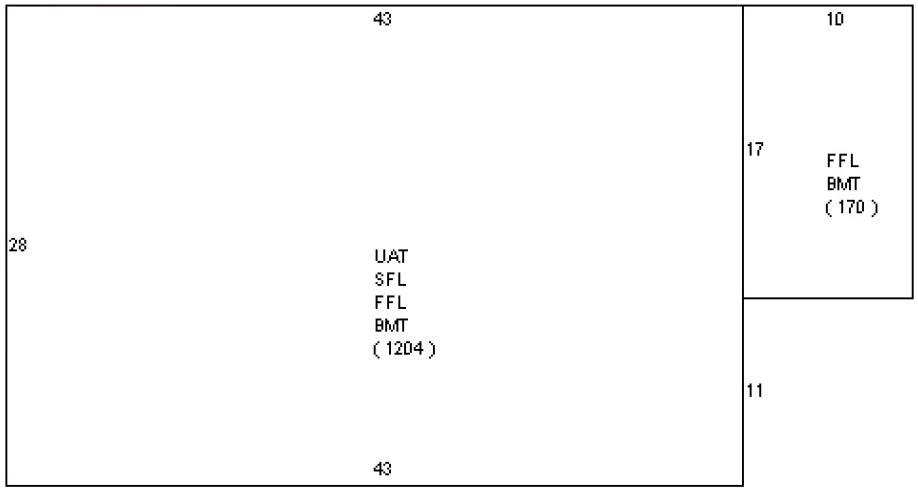
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.60
Special Features:	0	Val/Su Net:	115.28
Final Total:	490300	Val/Su SzAd	190.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,374	41.640	57,211
FFL	First Floor	1,374	138.790	190,703
SFL	Second Floor	1,204	138.790	167,108
UAT	Upper Attic	301	55.520	16,711
	Net Sketched Area:	4,253	Total:	431,733
Size Ad	2578	Gross Are	5156	FinArea 2578

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

021.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: